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This report is the conclusion of the feasibility study conducted by Geraldine Denning with Architects for Social Housing (ASH) for and in collaboration with West Ken Gibbs Green Community Homes (WKGGCH) between October 2015 and May 2016.

## Purpose

The purpose of this feasibility study was to identify an alternative to demolition of the 760 existing homes which:

- Is financially viable.
- Contributes to the provision of housing services in the area through new homes for market sale, social rent and shared ownership.
- Contributes significantly to the regeneration of the wider area in a way which is locally-led, in line with best practice set out by Lord Michael Heseltine.
- Meets the needs and aspirations of the existing community of 2,000 residents, the majority of whom wish to see their homes retained and improved, rather than demolished.

It is intended that this plan could be implemented either by a housing association should the estates be transferred, or by Hammersmith and Fulham Council should the current redevelopment scheme cease to apply.

## Methods

The report outlines the information gathering and consultation processes which took place with the residents during this time; the methods employed to document, analyse and record that information; and the concluding designs which have been presented, and consulted upon, resulting in the proposals within.

This is an initial feasibility study which has sought to identify, cost and value opportunities for new homes and improvements. This study has not included:

- A full building and stock condition survey
- A soil contamination survey
- A housing needs survey
- An asbestos survey

## Results

This study has identified space for up to 327 additional homes on the estates, which could be provided through a combination of infill development and roof extensions to the existing blocks of flats and maisonettes.

Allowing for structural advice and other possible constraints mentioned above, the elected WKGGCH resident Board has proposed that 253 of these possible new homes could be built.

70 of these would be let at social rent and a further 30 made available for shared home ownership. The remainder would be for market sale, including some 'Starter Homes'. At least 40% of the total of new homes would be affordable housing.

The approximate £50 million proceeds from sales would help to pay for the construction of the homes for social rent as well as the programme of improvements identified during the study.

The proposed improvements include:

- Improvements and refurbishments to existing homes and communal areas
- New and improved community facilities
- A new housing office on the estates
- Environmental and landscape improvements

## In Figures:

**327** New homes that could be provided as infill or roof extensions on sites identified across the estates. Currently **253** of these are proposed.

**100** The number of new homes that could be provided at social rent and for shared ownership.

**£20million** The amount of money already spent on decent homes, fire safety, lifts to the high rise blocks and other improvement works to the estates over the past 20 years.

**£50million** The cost of providing 70 new homes for social rent and the proposed home and estate-wide improvements.

**112** The number of residents who actively participated in creating these plans.

**57%** The proportion of households on the estates who in October 2015 signed a petition to say they wanted the opportunity to implement their own regeneration proposals.



## The Client:

### West Ken Gibbs Green Community Homes (WKGCGH)

WKGCGH is a not-for-profit Community Land Trust (CLT) governed by a Board which is made up of fourteen residents and four co-opted housing experts. Resident board members are elected by members at Annual General Meetings (AGMs). Membership of WKGCGH is free and over 570 residents from almost two thirds of households on the estates are members of WKGCGH.

WKGCGH was established in 2011 by the Chairs of the West Kensington Tenants & Residents Association (TRA) and the Gibbs Green & Dieppe Close TRA with the intention of saving both estates from unnecessary demolition and progressing a locally-led approach to improving the neighbourhood and providing new homes.



## The Estates:

### West Kensington & Gibbs Green Estates

West Kensington and Gibbs Green are two adjacent estates in the London Borough of Hammersmith and Fulham. The homes in Gibbs Green were completed in 1961 and the construction of West Kensington estate on the site of a former coal depot was concluded in 1974. The estates contain 58 housing association properties, construction of which was completed in 2001.

Together, both estates provide 760 homes that house nearly 2,000 residents. This is a vibrant socially and ethnically mixed community, with 150 homeowners and a large Somali community.

Residents make a significant contribution to the local and London economy. The WKGCGH Board, for instance, contains two teachers, two nurses, a senior consultant, a care worker, a bus driver, an IT technician, a charitable case worker and two former black cab drivers.

Decent Homes works were completed across both estates and approximately £20million of public money has been invested in improvement works to the estates over the past 20 years.

## The Earls Court Masterplan:

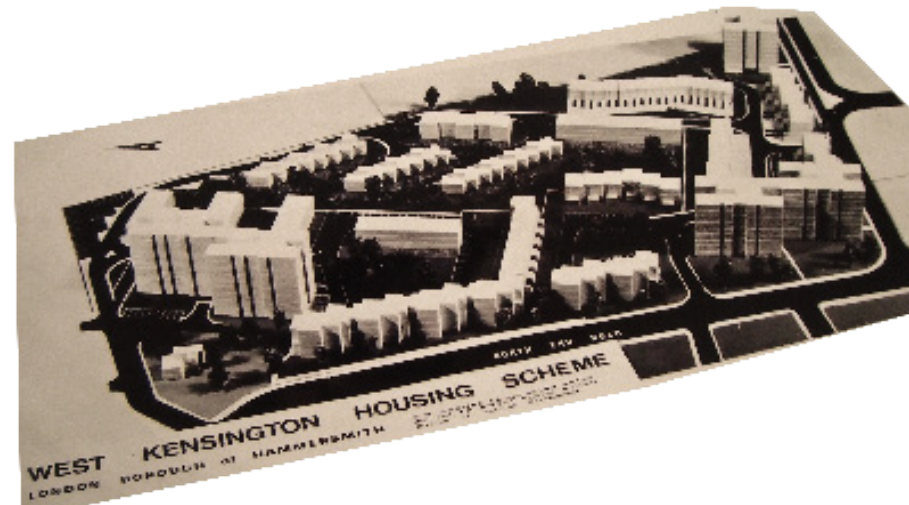
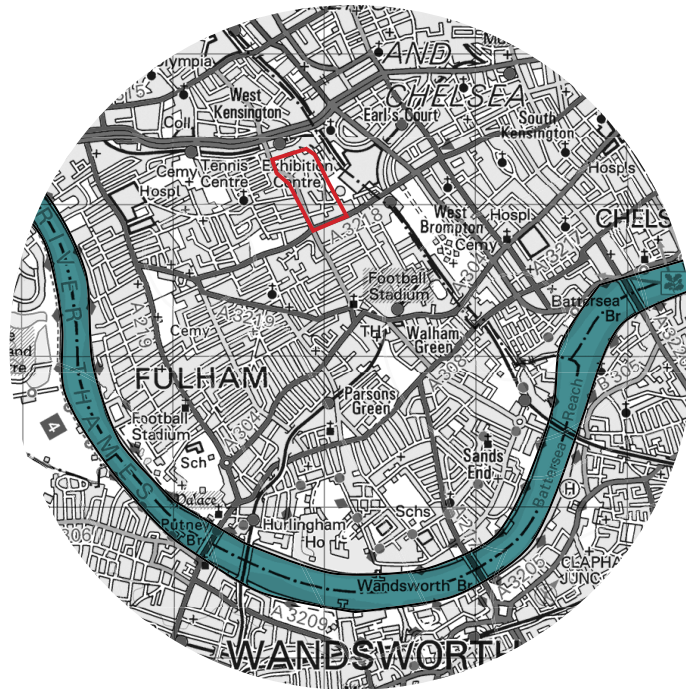
Capital and Counties Properties plc (CAPCO) is implementing a redevelopment scheme for the Earl's Court area which involves the demolition of the exhibition centres along with West Kensington and Gibbs Green Estates and their replacement with a total of approximately 7,500 new homes.

The two council estates are the subject of a land sale agreement signed between Hammersmith and Fulham Council and the developer in January 2013. This agreement depends on the developer providing replacement homes to facilitate emptying out phases of the estates that would then be transferred for demolition and redevelopment. In the Council's 2012 consultation of estate residents, 80% of respondents opposed the proposed demolition and redevelopment.





## Location Map



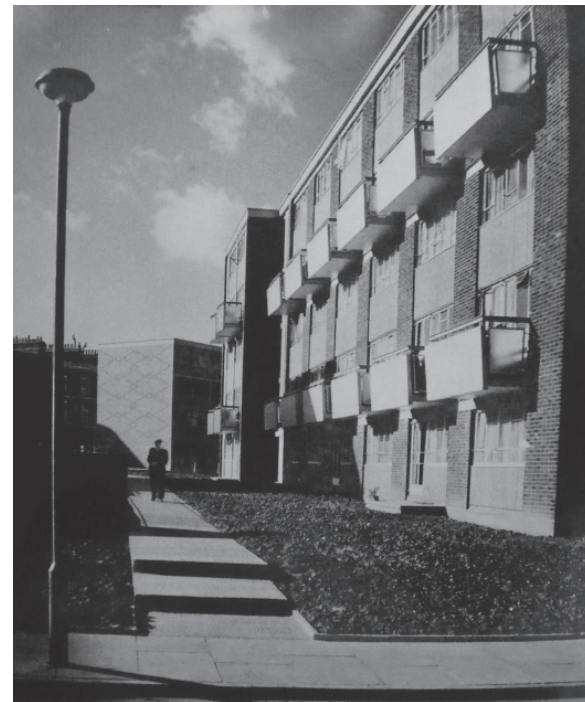
## The Estates

The West Kensington estate contains 633 homes in a variety of styles, including four-storey maisonettes on Marchbank and North End Roads, five taller blocks of flats and 152 houses, a minority of which are owned and managed by housing associations.

The Gibbs Green estate contains 127 homes, 28 of which are family-sized houses which were completed in 2001 and are owned and managed by the housing association Family Mosaic. The remaining properties are maisonettes in five blocks of four- to six-storeys. Each household in the maisonettes has access to outdoor living space or a balcony, and the 1960s vernacular is a popular feature of the estates, with just under 40% of properties having been purchased using the Right to Buy.

The following pages contain:

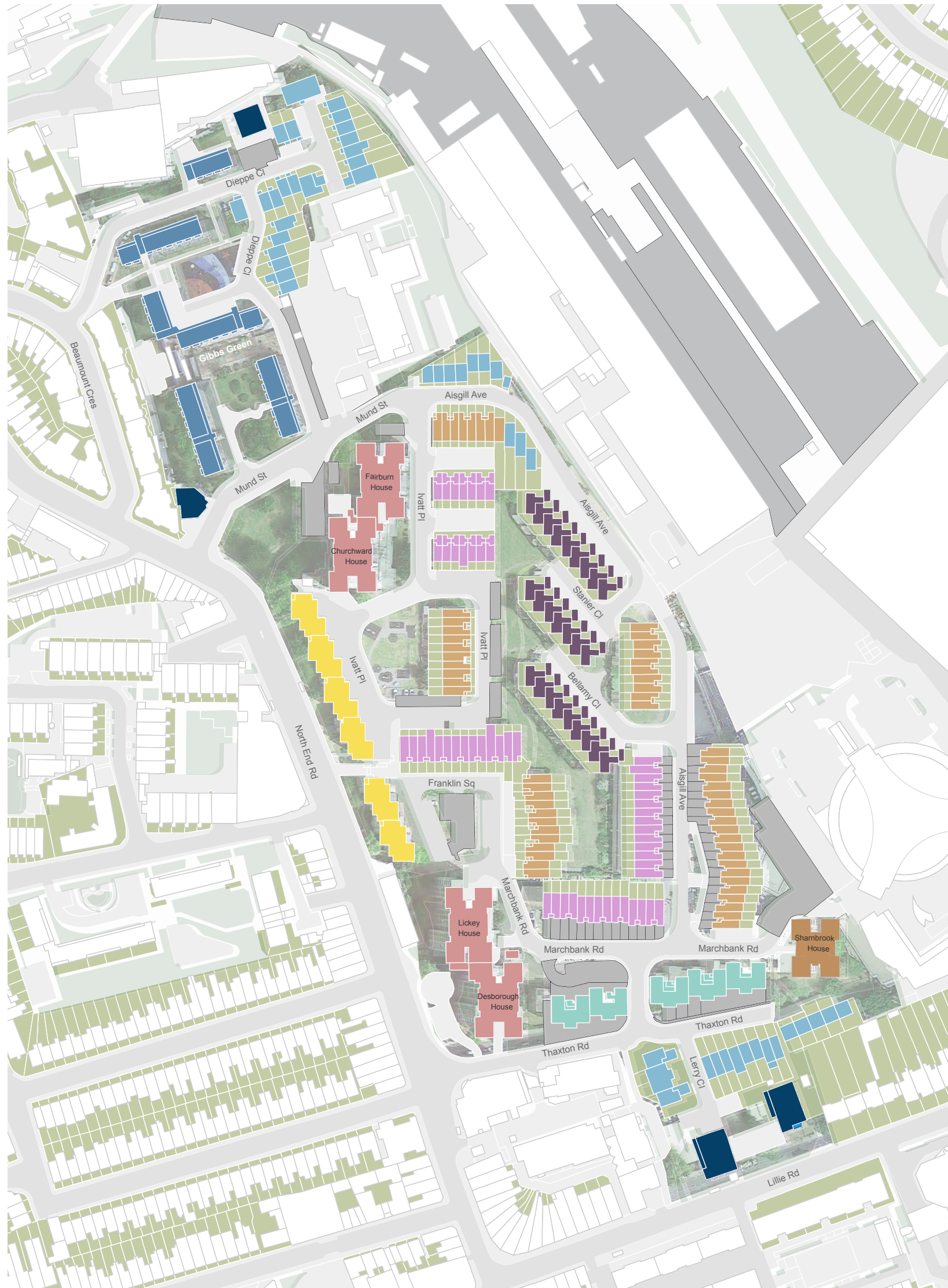
- A guide to the different building types across both estates
- A map identifying the location of the existing building types
- A map of the existing landscape across both estates



## The existing landscape and buildings



- A  4-5 Storey Slab Blocks
- B  Housing Association Semis/Detached
- C  11 and 10 Storey Tower
- D  9 Storey Tower
- E  4/5 Storey Single Core Slab Blocks
- F  3 Storey Double Pitch Roof Terraces
- G  4 Storey Single Core Slab Blocks
- H  2 Storey Flat Roof Terraces
- J  3 Storey 'Roof Light' Terraces
- Community spaces





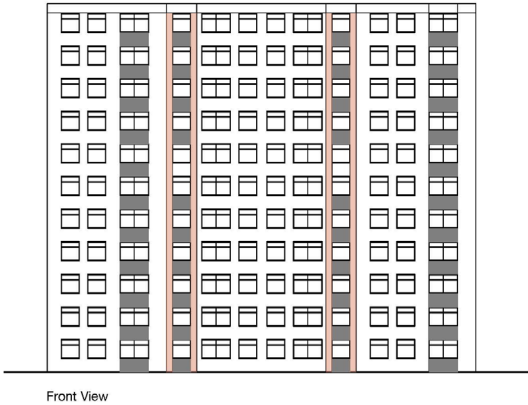
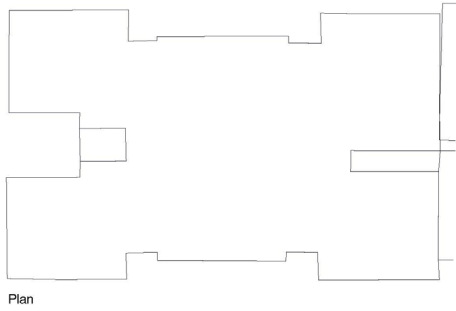
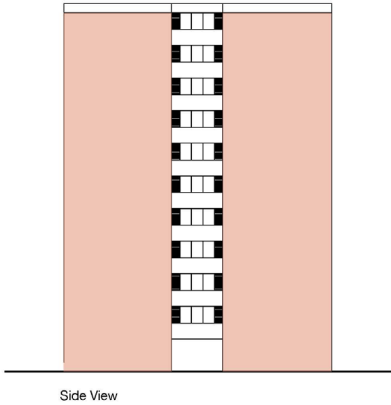
# TYPE A

4-5 Storey maisonette blocks  
(Gibbs Green)



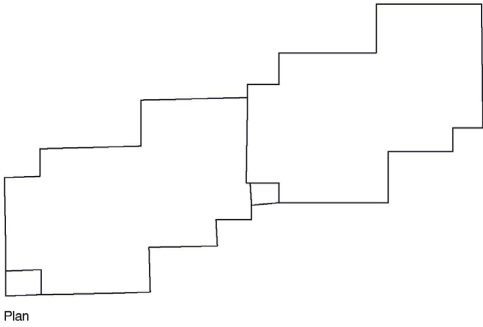
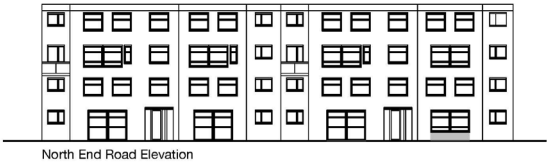
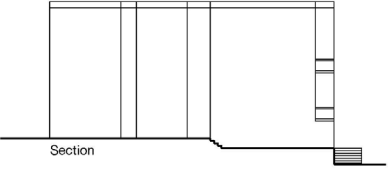
# TYPE C

9-10 Storey Blocks



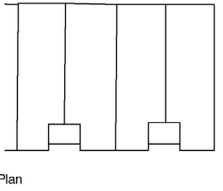
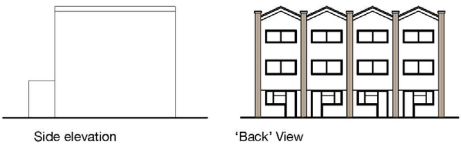
# TYPE E

5 Storey maisonette blocks  
(North End Road)



# TYPE F

3 storey pitched roof houses

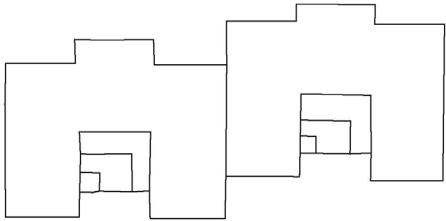


# TYPE G

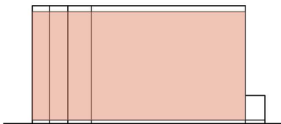
4-5 Storey maisonette blocks  
(Marchbank Road)



Rear view



Plan



Side View



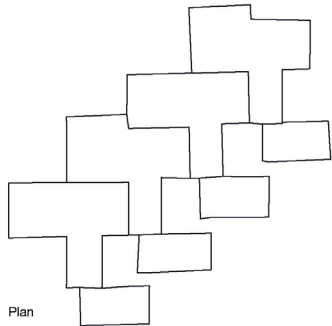
Front View

# TYPE H

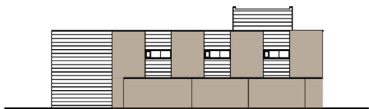
2-3 storey flat roof houses



Side View



Plan



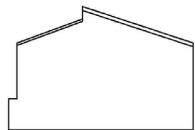
Side view 2



Front View

# TYPE J

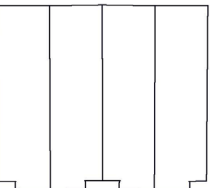
3 storey 'rooflight' houses



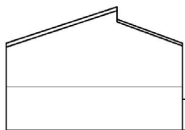
Side View



Rear View



Plan



Section



Front View

## Existing Community Facilities



West Kensington Community Hall

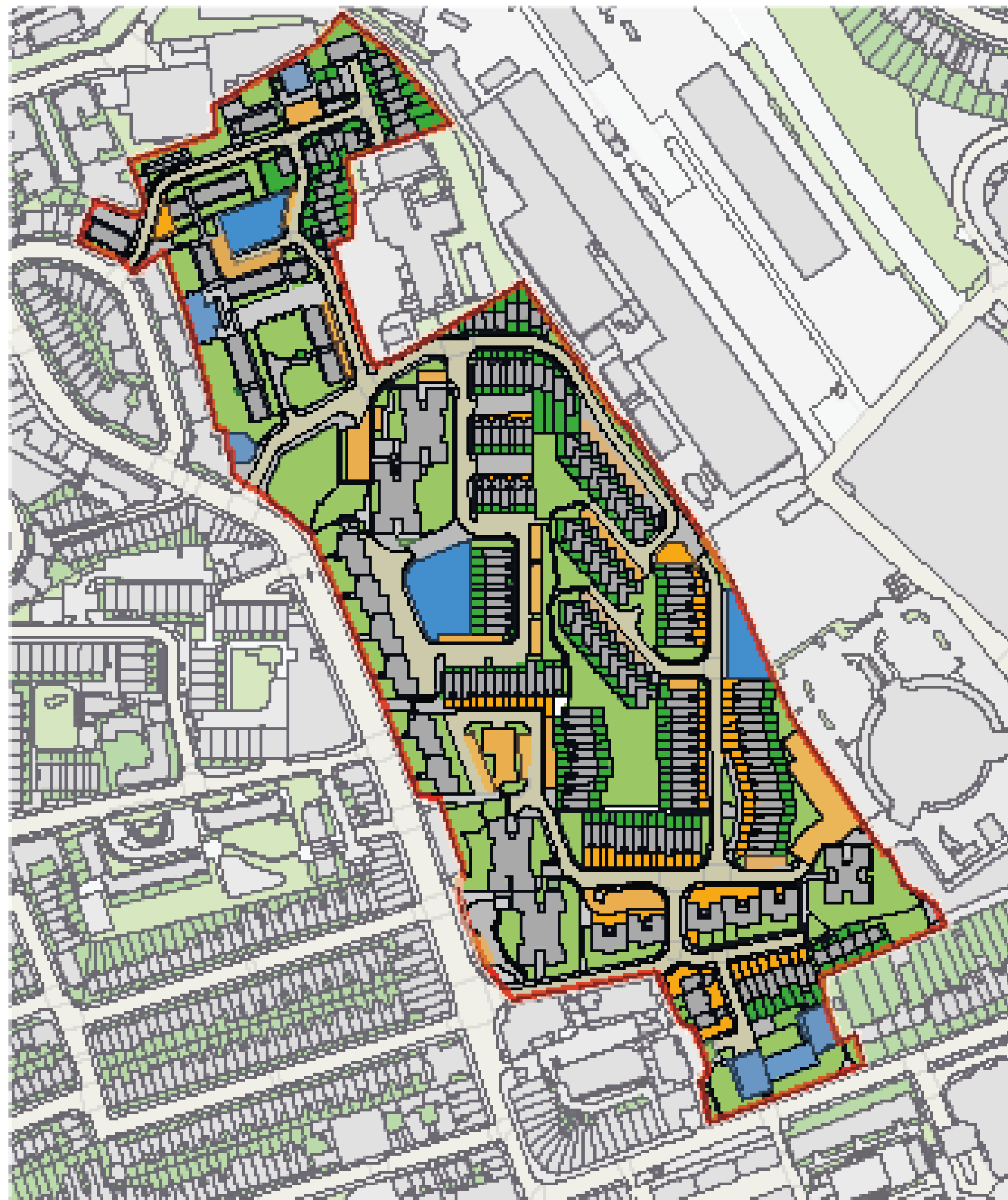


Mund Street Regeneration Office



Glbbs Green Community Hall





- Public Green Space
- Private Green Space
- Community Facilities
- Parking

Existing Landscapes and  
Community facilities

Over one hundred residents took part in working on ideas for the feasibility proposals. The process was made up of the following stages:

- **Gathering information and opinion:** at a launch event and at two subsequent neighbourhood walks led by residents. These events identified: refurbishment requirements to existing properties; what people liked and disliked about their homes and the estate environment and why; opportunities for building additional homes.

This information was used to inform the initial feasibility sketches and the focus of future work with residents.

- **Drawing and testing ideas:** at two workshops, the first focused on improvements to existing homes and the environment and the second focused on additional housing.

The most popular and feasible ideas drawn out with residents during the workshops were transformed into an emerging vision for new homes and improvements on the estates, including architect's impressions and a view of the whole estates identifying potential new homes.

- **Consultation on the emerging proposals:** at an exhibition with resident volunteers helping architects to explain the initial proposals to their neighbours in order to gather feedback. Information provided throughout the consultation was collated and used to inform amendments to the emerging plans.

At a series of WKGGCH board meetings between January and March improvements were considered and prioritised. These were costed and valued by professional accredited surveyors, and on 15th March 2016, the WKGGCH board approved the final, costed set of proposals set out here.

The following pages document in more detail the way in which residents led the initial briefing and design process.



## The resident-led design process





West Ken Gibbs Green Community Homes (WKGCH) is inviting you to help create The People's Plan, made by and for the residents. Join us for this series of design workshops and events, launching on **Thursday 12th November** at the **Gibbs Green Tenants Hall**.



# Launch Event

**Thursday 12th November:**

*The People's Plan*

**6.45pm – 8.30pm**

Gibbs Green Tenants Hall



## The People's Plan

**Have your say**

**Save your home**  
Improvements  
Better  
Additional  
New  
Improved

to your homes  
communal areas  
homes for overcrowded families  
communal facilities  
play spaces and green areas

**Wednesday 18th November: Walking Tour**

Gibbs Green, Aisgill Avenue, Ivatt Place and Fairburn House  
**6.30pm-8pm**, leaving from the corner of Mund Street and North End Road

**Thursday 19th November: Walking Tour**

West Kensington estate  
**6.30pm- 8pm**, leaving from the entrance to Lickey and Desborough House

**Tuesday 24th November: Design Workshop**

Improvements to existing buildings and the environment  
**6.30pm – 8.30pm** at Gibbs Green Tenants Hall

**Tuesday 1st December: Design Workshop**

Building additional homes on the estates  
**6.30pm – 8.30pm** at West Kensington Community Hall

**Tuesday 15th December: Update on Progress**

**7pm – 9pm** -Mince pies and mulled wine at Gibbs Green Tenants Hall

To find out more, or share your ideas if you are unable to attend, please contact our Housing Organiser **Zoe** on **07754701636** or on [zoe.wkggch@gmail.com](mailto:zoe.wkggch@gmail.com). You can also read about the campaign on our webpage: [www.westkengibbsgreen.wordpress.com](http://www.westkengibbsgreen.wordpress.com)



**No to Demolition! Yes to Community Control!**

## Gathering information and opinion



Every household on both estates received this invitation to participate in drawing up 'The People's Plan'. Residents were also contacted by telephone, email, social media and face to face. All households subsequently received: two newsletters containing updates on the People's Plan and an additional invitation to the exhibition on Tuesday 15th December.



At the first event residents engaged in a discussion exercise facilitated by architects and resident volunteers that encouraged residents to pin down their knowledge and opinions about the estates on maps. Residents identified what does and does not work well about the existing homes and landscape, and began to identify solutions.

## The Launch

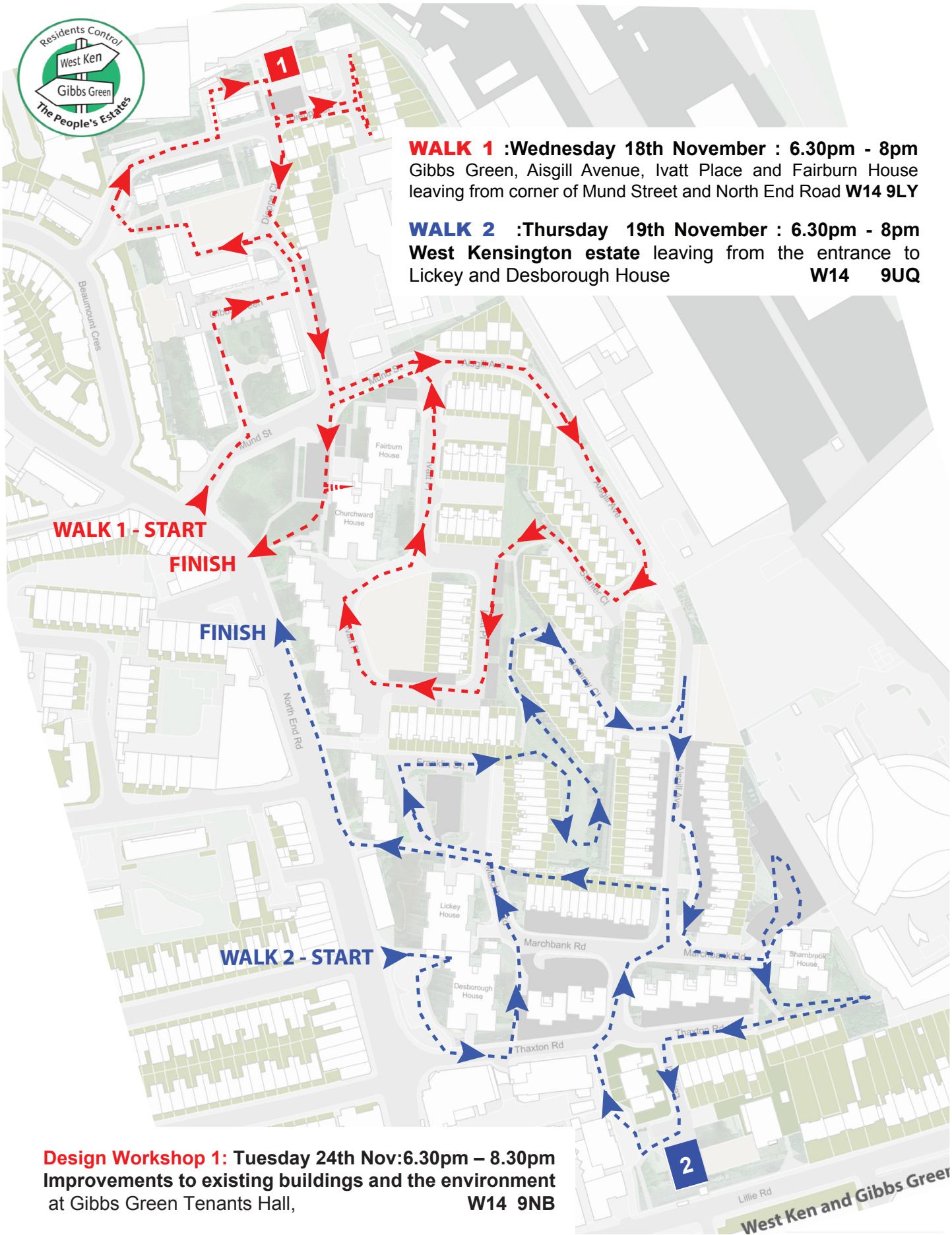
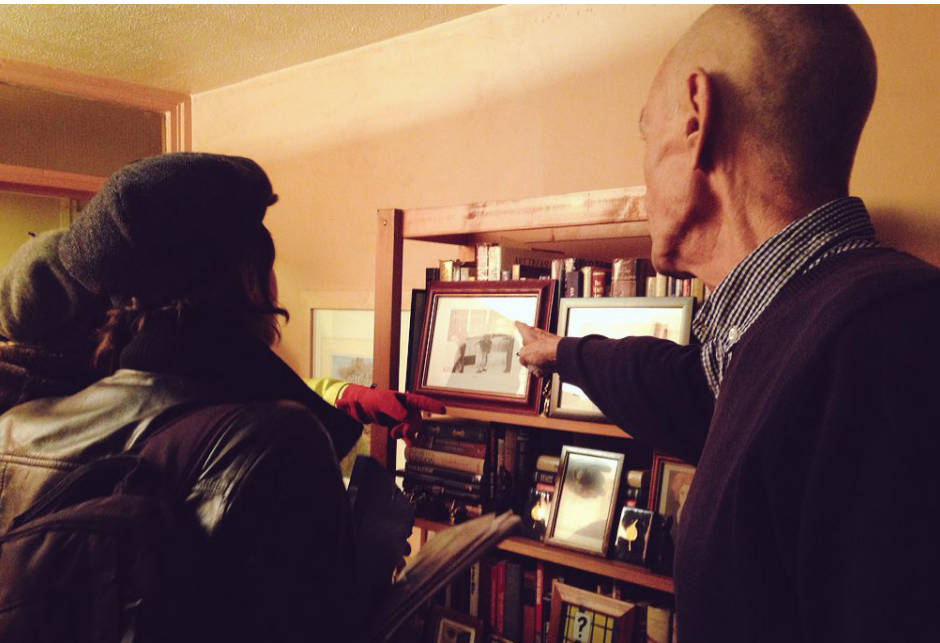


# Gathering information and opinion

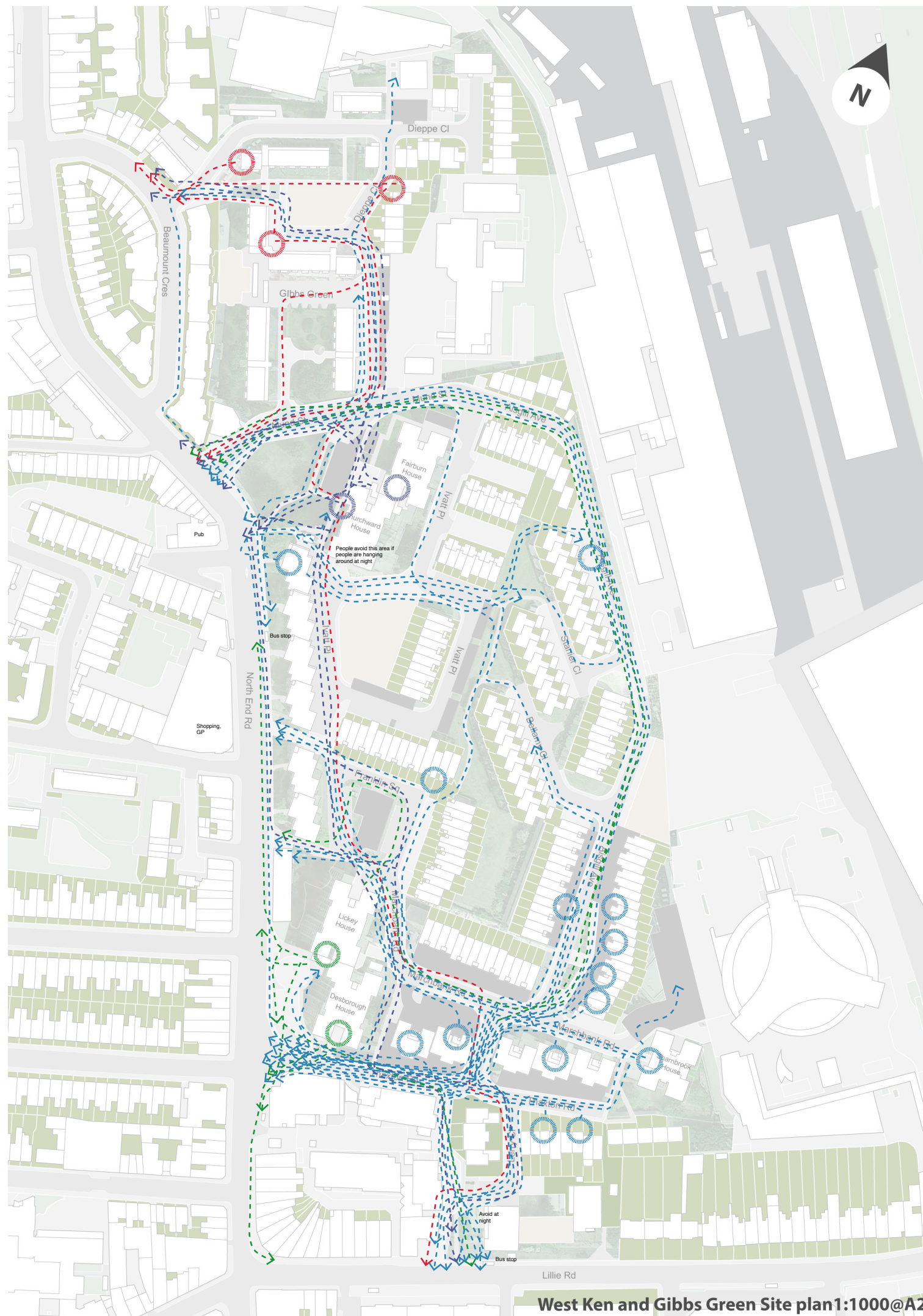


Fifty-four residents took part in the initial launch of the locally-led design process and the follow-up walks. At the launch event, provision was made for discussions among some participants to be held in Somali and Arabic.

During and after the walks, residents opened up their homes to enable the architects to develop a catalogue of the layouts of each building type. Residents from each building type completed detailed surveys about their homes to identify problems, desired improvements and any necessary works. The information provided by residents was catalogued to inform the later proposals.







# Walking routes

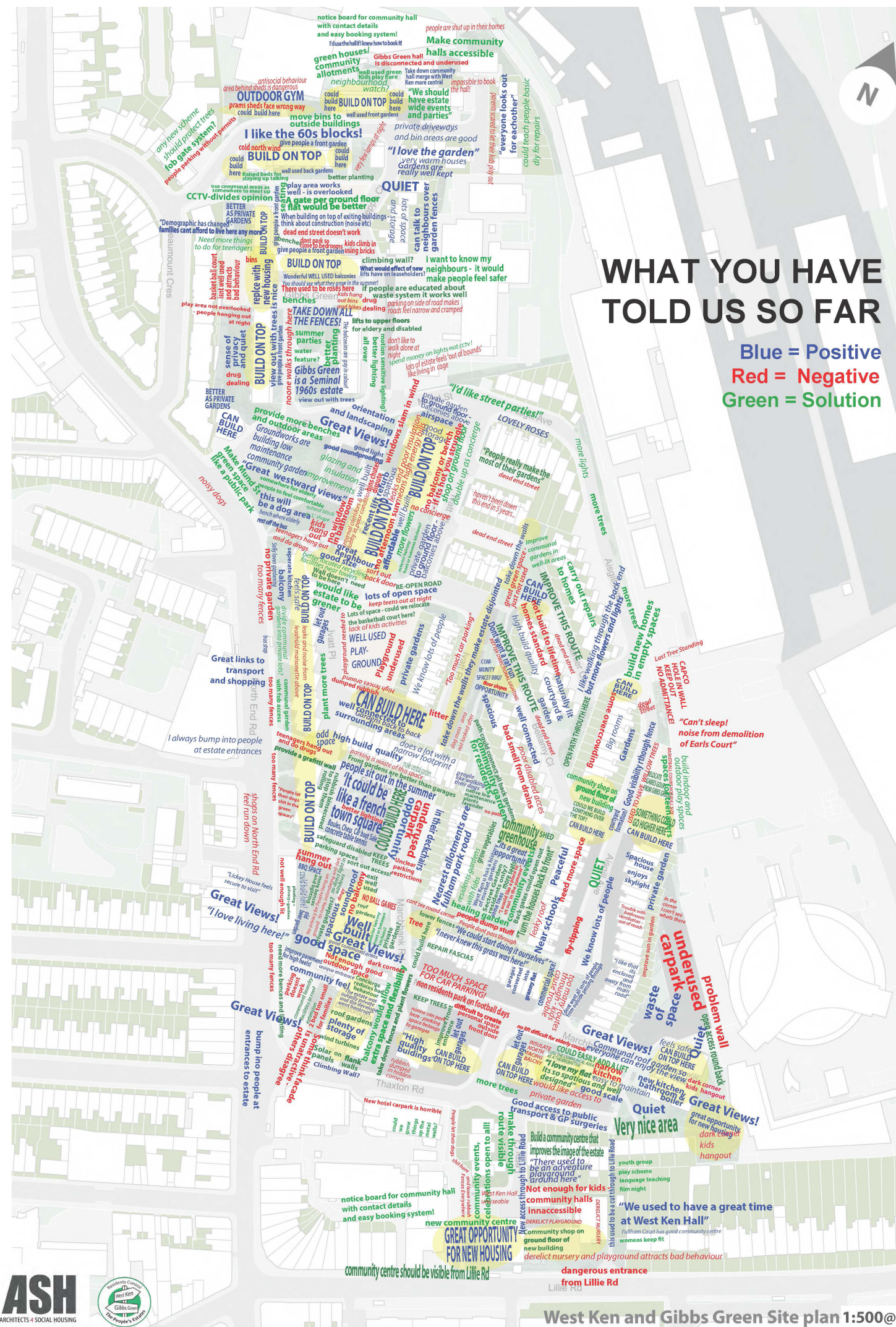
We asked as many residents from as many different parts of the estate as possible to draw their typical daily or weekly routes through the estate. This gave us insight into the way the layout of the estate affected passage through and around the estate, and revealed opportunities for how our interventions might improve the current urban fabric.

## What we found



# Feedback Map

The drawing on the right represents a map of the things residents said about their homes and the estate over the course of the previous consultation sessions.

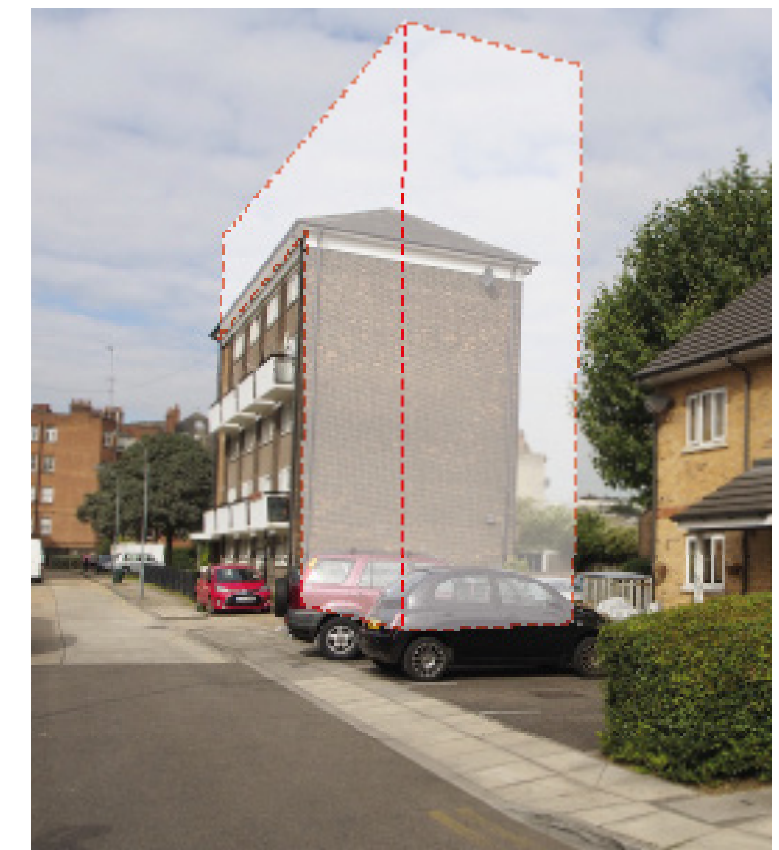
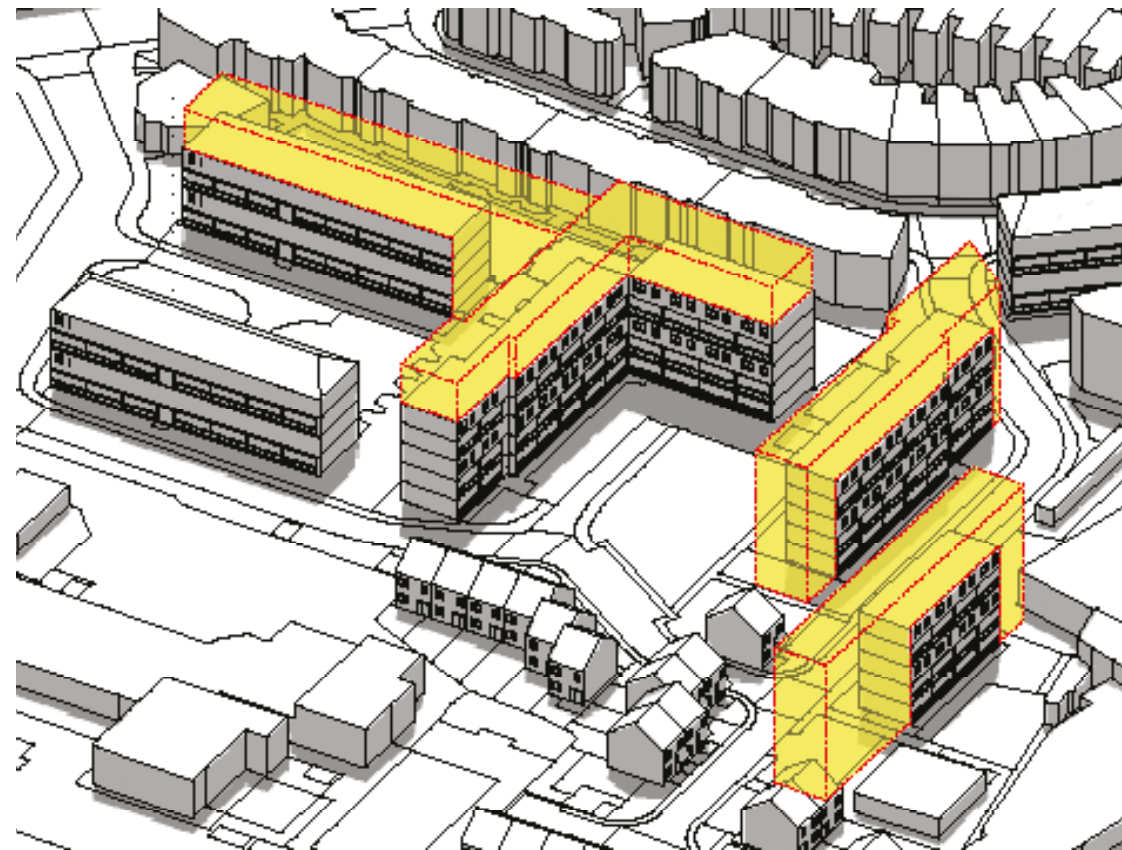
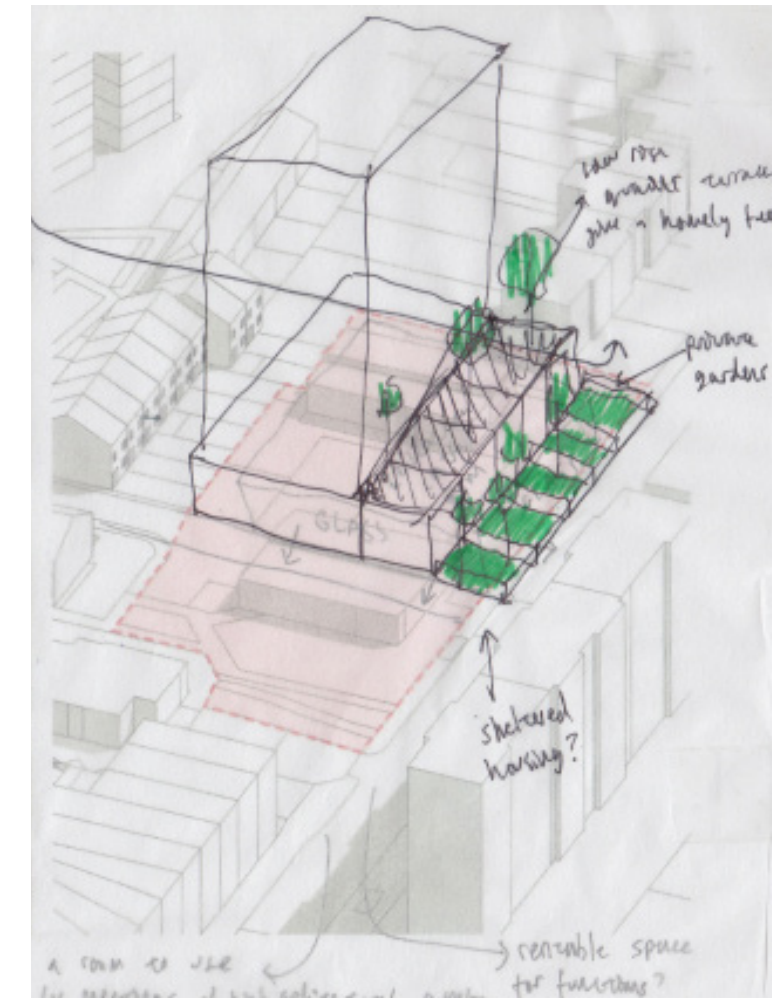
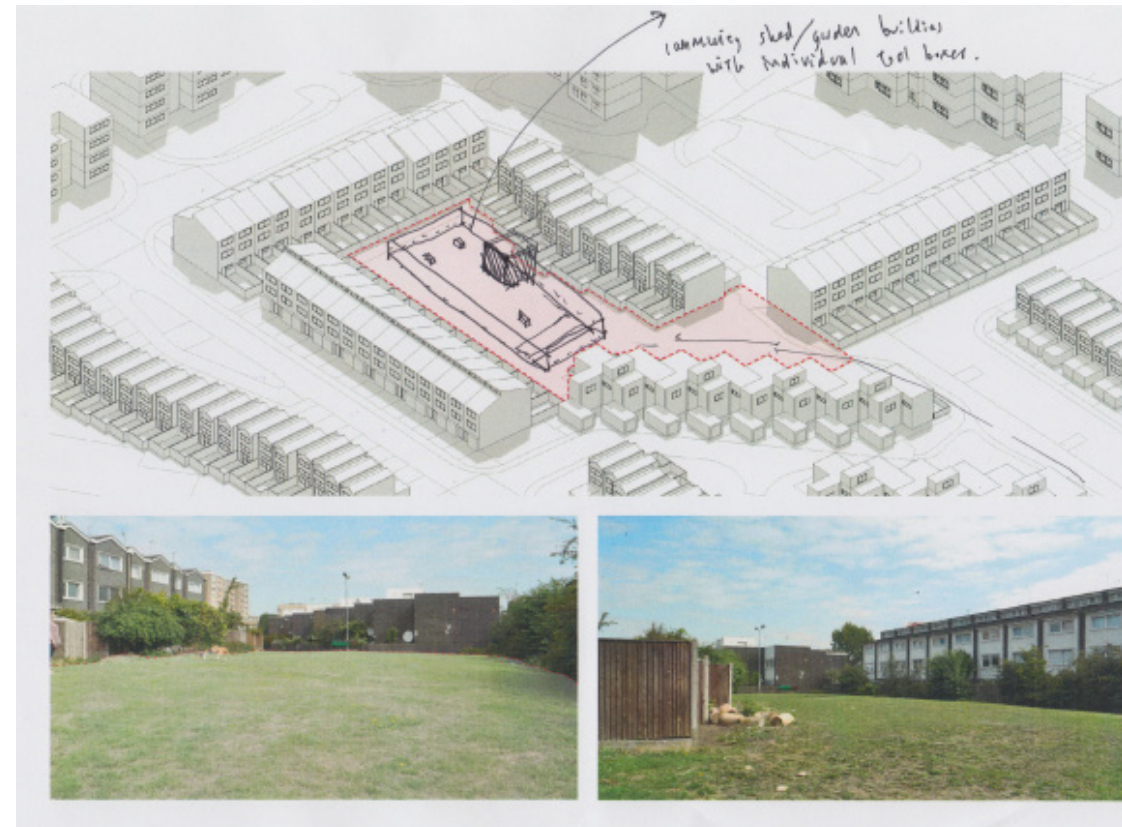






## Drawing and testing ideas

Residents took part in two workshops to draw up ideas and discuss options. At the first workshop, residents visited different tables to discuss and draw up ideas for improvements and re-use of different community and green spaces around the estates. At the second, residents commented in detail upon and helped to revise initial sketches for new buildings and community facilities. Opportunity areas were highlighted on a series of overview aerial images of the estates, and photographs and sketches assisted the discussions.







## Feedback on the emerging proposals

On 15th December 2015, over sixty residents gathered in the Gibbs Green hall to consider the emerging proposals for the future of their community and give their feedback.

Proposals were set out on twelve panels which gave a detailed breakdown of proposals, aerial views and artists' impressions for each area of the estates. A dozen residents volunteered to assist with presenting the proposals to their neighbours and leading discussions to draw out feedback.

Residents used traffic-light coloured post-it notes to highlight things they liked in green, things they didn't like in red and suggestions in yellow. These comments were used to inform the final proposals, which were prioritised, costed and approved by the WKGGCH Board on 15th March 2016.

In all, 112 local residents actively took part in the six events to inform the feasibility study.



## Consultation event







Improved entrance to the estate from Lillie road through new urban square



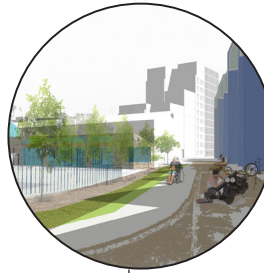
View up Thaxton Rd towards Lickey and Desborough. Winter gardens to 1 bed flats



View down Ivatt place towards new townhouses



towards single storey housing for disabled or elderly. Unused ground floor garages in foreground converted to workspaces






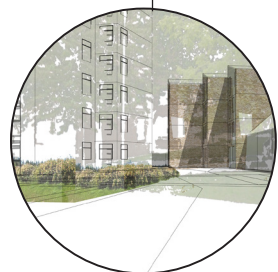
Ball court relocated from Gibbs Green to improved childrens play area



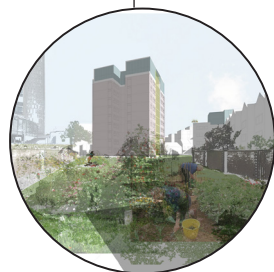
New (infill) housing (yellow) in place of under used ball court



Key:  
 Infill Housing  
 Roof extensions  
 Community facilities



New houses at end of Thaxton Road. Landscape around high blocks improved



View towards Sharnbrook through new allotments and greenhouse in underused car park space



New community garden and landscaping



New centrally located community space in Franklin Square



View down Stanier Close towards Aisgill Ave



Children's play area and parking reconfigured to improve play space and residential environment

# View from North East



# Design Proposals

New townhouses to complete the existing streetscape and reinforce pedestrian routes.



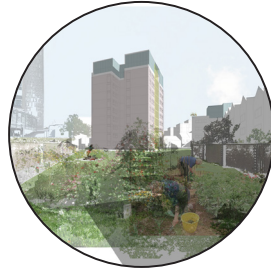
New community facilities in Franklin Square



New roof extensions to Marchbank Road maisonettes with south facing balconies



Sharnbrook viewed from new allotments in carpark. Solar Panels on top of all new flat roofs



New flats and communal facilities around new urban square along Lillie Road



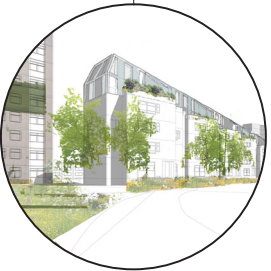
Improved play spaces  
New roof extensions



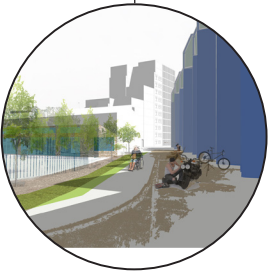
New infill housing in place of relocated ball park.  
New lifts to provide access to new roof extensions as well as existing flats



Two new floors on top of existing towers.  
New winter gardens to existing 1 bed flats



New flats built on top of existing North End Road maisonettes



View of Ivatt Place looking towards new single storey housing and community space









# Plan 02













# Plan 05





# Gibbs Green

## New Homes:

	1 bed (20%)	2 bed (40%)	3 bed (40%)
max approx <b>74 new homes</b>	<b>14</b>	<b>30</b>	<b>30</b>

## Landscape:

- 1 Green spaces behind blocks to be fob access for residents only (separation to be achieved by planting and cycle storage/ sheds.
- 2 Existing sheds to be demolished. New sheds and cycle storage provided for each block.
- 3 Ground Floor walkways removed and replaced with front Gardens
- LA1 Play area and parking reconfigured to improve environmental qualities of play area and existing housing.
- 4 Ball park to be relocated to Ivatt Place to allow for new housing  
Public realm landscape to be improved with trees and low maintenance planting.  
Possible use of wetlands and reed-bed systems for environmental landscaping.

## New Buildings and roof extensions:

A1, A1.1, A1.2. New 'infill' buildings beside existing buildings (shown in yellow)  
A2, A2.1, A2.2, New roof extensions to existing blocks (shown in pink).  
A3, A4, A5, A6 New lifts to access new floors and existing buildings.

## A5.1 Communal Facilities:

- Z2 Housing Office to be demolished. Possible site for new Community facilities to be built in its place (alternatively see Franklin Sq. Plan 03)
- 5 Existing community hall to be demolished to allow for construction of new housing and associated facilities.

## Environmental Improvements

Solar Panels to all new flat roofs

## Refurbishments

### Building Type A (Gibbs Green Maisonettes):

- External insulation to underside of overhangs along walkways to prevent cold bridging. Blown Insulation to cavity walls.
- Lifts to be added to all blocks serving new housing and existing residents alike.
- New main entry doors and fob system to be installed where necessary
- Repairs to rainwater goods.



View across Gibbs Green towards location of old ball court



View from Dieppe Close towards new infill housing and roof extensions

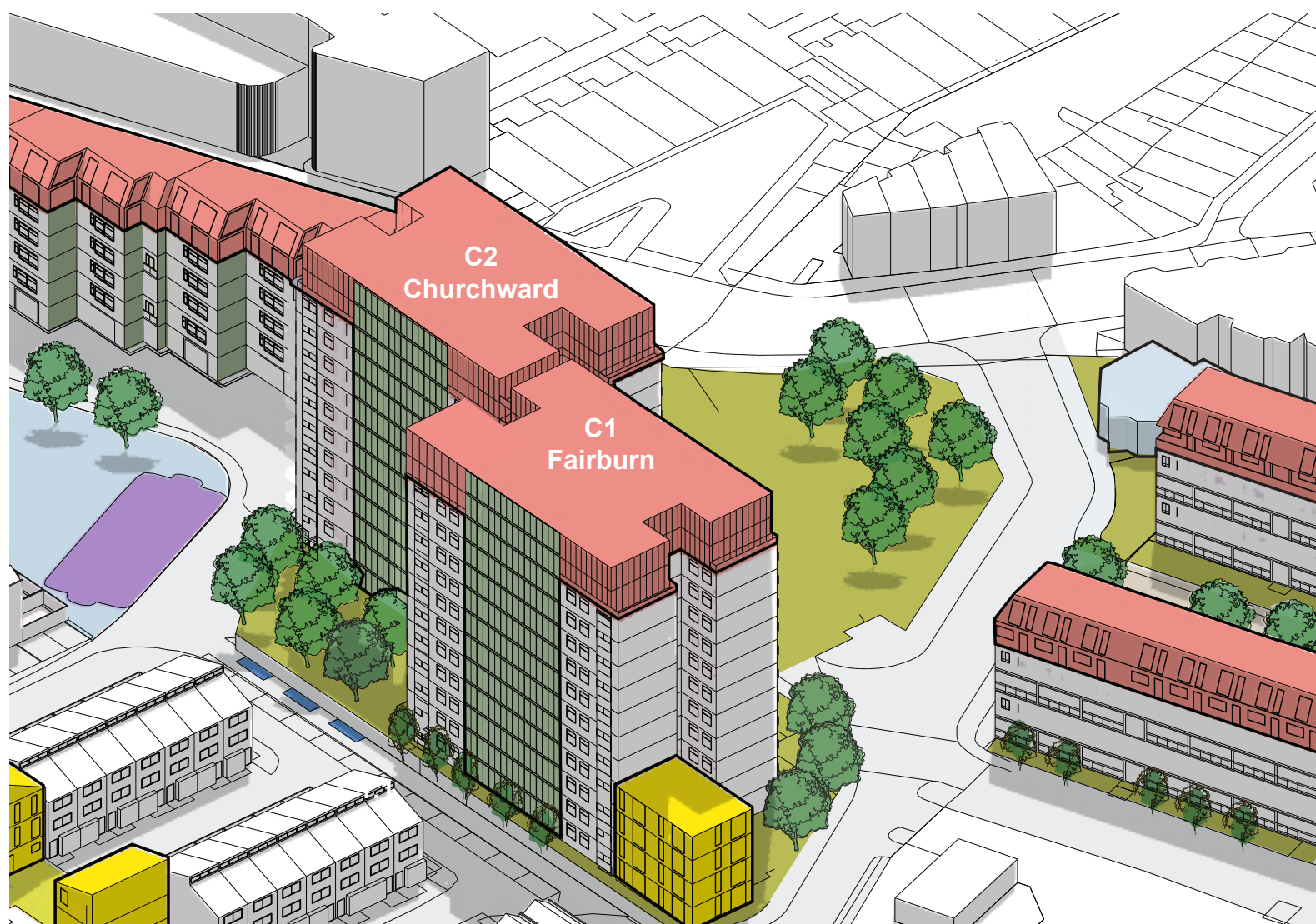




# Fairburn and Churchward



View across Mund Street green towards Fairburn and Churchward



## New homes

	1 bed	2 bed	3 bed
<b>Max: 40</b>	<b>18</b>	<b>18</b>	<b>4</b>

## Landscape:

Public spaces around blocks to be fob access for residents only (separation to be achieved by planting and cycle storage/ sheds.)

New sheds and cycle storage provided for each block.

Bins to be relocated to improve public realm at entrance

Public realm landscape to be improved with low maintenance natural wild planting.

Possible use of wetlands and reed-bed systems for environmental landscaping.

## New Buildings:

**C1+C2** New roof extensions to existing blocks (shown in pink). 1 and 2 bed (16 flats each)

Existing lifts to be extended upward to access new floors

**C1.1** New 'infill' building north of Fairburn (shown in yellow)  
To be stair access only 4 floors

## Communal Facilities:

**Z3** New Housing Office to be located in ground floor of Fairburn  
Concierge facilities to be reinstated.

## Environmental Improvements

Solar panels on top roofs

## Refurbishments

Building type C (9-10 storey blocks)

- Removal of existing bin chutes to be considered
- New free standing bin stores to be introduced on ground floor
- Lighting, corridors, lobbies, CCTV and reception to be upgraded
- Internal ventilation to be renovated to address issues of damp
- Lifts to stop at each floor to be considered
- New winter gardens to existing 1 bed flats
- Blown insulation and cladding to be considered

**see Plan 02**



# North End Road and Ivatt Place

## New homes

	1 bed	2 bed
Max	32	12

## Landscape:

- LA2** Ball court relocated from Gibbs Green to existing play area  
Existing play area improved with more natural landscaping  
New sheds and cycle storage provided  
Public areas landscape to be improved with low maintenance natural wild planting and trees.

## New Buildings:

- K2** New single storey ‘infill’ buildings on Ivatt place (shown in yellow) with flat green roofs (6-8 homes)

- E1+E2** New roof extensions to existing Maisonettes on North End Road (shown in pink) (12-24 homes)  
New fob access lifts to access new floors, with a bridge to connect the two areas. (New lifts unable to access existing flats due to layout)  
Existing communal stairs extended up.  
New communal roof gardens

## Communal Facilities:

- Z4** New small communal space provided (play group/ day care/ elderly)  
Disused garages on ground floor to be converted to office/ workspace

## Environmental Improvements

Solar Panels to new flat roofs

## Refurbishments

### Building type E - North End Road Maisonettes

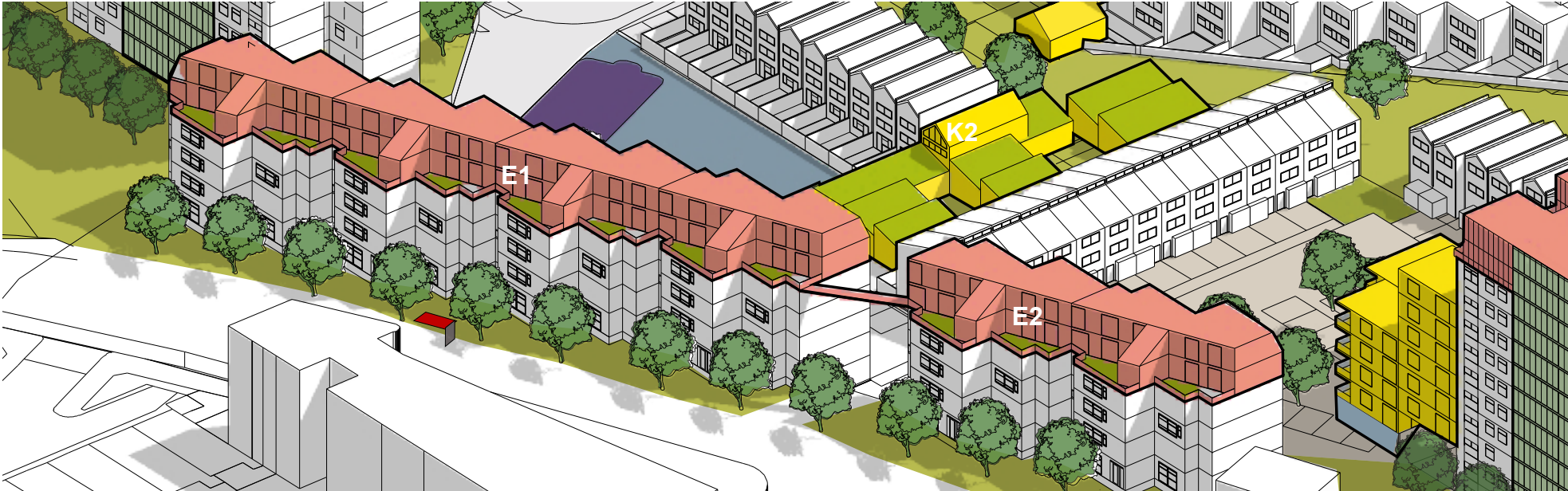
- External blown insulation to existing buildings to be considered
- Front Entry doors where necessary
- Entry Phone and Fob Upgrades
- Repairs to Rainwater goods



View of roof extensions to maisonettes along North End Road



Ball court relocated, new single storey housing for disabled and elderly, and disused garages in Ivattt place converted to community run work-space







View down Ivatt Place (K3)



View down Stainer Close (K4)



# Townhouses

## Stainer Close, Bellamy Close, Aisgill Avenue and Ivatt Place

### New homes

	1 bed	2 bed	3 bed
<b>Max</b>	<b>17</b>	<b>0</b>	<b>10</b>
			<b>7</b>

### Landscape:

- Existing low walls to car-parking to be removed
- Pedestrian Access improved and opened up across the estate. (Vehicular passage not altered)
- New sheds, bins and cycle storage provided
- Specific dog walking areas created
- Public areas landscape to be improved with low maintenance natural planting and trees

### New Buildings:

- K3, K4, K5, K6** New 'infill' 3 storey town-houses with associated parking and private gardens joining existing buildings and streets (shown in yellow)

### Environmental Improvements

Solar Panels to new roofs where possible

### Refurbishments

Building type H, J, K- single family terraced houses

- Insulation and external cladding to existing buildings.
- Front entry doors replaced where necessary
- Replace Garage doors

**see Plan 02**



# Franklin Square and ‘The Green’

## New homes

	1 bed	2 bed	3 bed
Max: 18	0	18	0

## Landscape:

New sheds, bins and cycle storage.  
Public areas landscape to be improved with low maintenance natural planting and trees

- LA5

**The Green**

New community gardens and landscaping  
For example - Orchard, meadow, new seating, Greenhouse, etc.  
New back garden gates and path for access from gardens overlooking (management of landscpaing to be integral part of any proposal)
- LA4

Herb gardens, elderly focus  
Possible use of wetlands and reedbed systems for environmental landscaping
- LA3

**Franklin Square**

New planting and trees around new communal facility

## New Buildings:

- Franklin Square

C3.1+C3.2

New 4 to 6 storey block with lift access overlooking the square.

## Communal Facilities:

New commuity hall (250 sqm) on the ground floor of the new building

Outdoor seating and social (play) areas to compliment new community hall

## Refurbishments

Building type E, C, H, J, K as before



View across Franklin Square towards new community facility



View into The Green





# Lickey and Desborough



View towards Lickey and Desborough



## New homes

	1 bed	2 bed	3 bed
<b>Max: 32</b>	<b>16</b>	<b>16</b>	<b>0</b>

## Landscape:

Public spaces around blocks to be fob access for residents only (separation to be achieved by planting and cycle storage/ sheds)  
 New sheds and cycle storage provided for each block.  
 Bins to be relocated  
 Public areas landscape to be improved with low maintenance natural wild planting and trees.  
 Vehicular access to North End Road to be drive through only  
 Possible use of wetlands and reedbed systems for envirnomental landscaping

## New Buildings:

**C3+C4**      New 1-2 storey roof extensions (shown in pink) to be 1 and 2 bed flats  
 Existing lifts to be extended to acces new floors

## Communal Facilities:

Concierge facilities to be reinstated.

## Environmental Improvements

Solar Panels to New flat roofs

## Refurbishment

**Building Type C (Lickey and Desborough) as before:**

- Removal of Existing bin chutes to be considered
- New free standing bin stores to be introduced on ground floor
- Lifts to stop at each floor to be considered
- Lighting, communal lobbies, CCTV and reception to be upgraded
- Internal ventilation to be renovated to address damp
- New winter gardens to existing 1 bed flats
- Blown external insulation to be considered

see Plan 03



# Aisgill Avenue, Sharnbrook

## New homes

	1 bed	2 bed	3 bed
Max: 19	4	8	7

## Landscape:

- Green spaces around Sharnbrook to be fob access for residents (separation to be achieved by planting and cycle storage/ sheds)
- New sheds and cycle storage provided
- Sharnbrook bins to be relocated in new Bin Store
- Public realm landscape to be improved with low maintenance natural wild planting and trees.
- Possible use of wetlands and reed-bed systems for landscaping.
- LA6** New ‘natural play’ landscape space along Aisgill Avenue
- LA7** Allotments to be provided in place of car-park at bottom of Sharnbrook. Parking reconfigured.  
New back gates for bin access from Aisgill Avenue to Sharnbrook car-park to be considered  
New hard landscaping to Aisgill Square

## New Buildings:

- D** New 1-2 storey roof extensions to Sharnbrook (12)
- K10** New 3 bed homes on Thaxton Road (2)
- K7+K8** New townhouses to Aisgil Square (5)

## Environmental Improvements

Solar panels on all new flat roofs

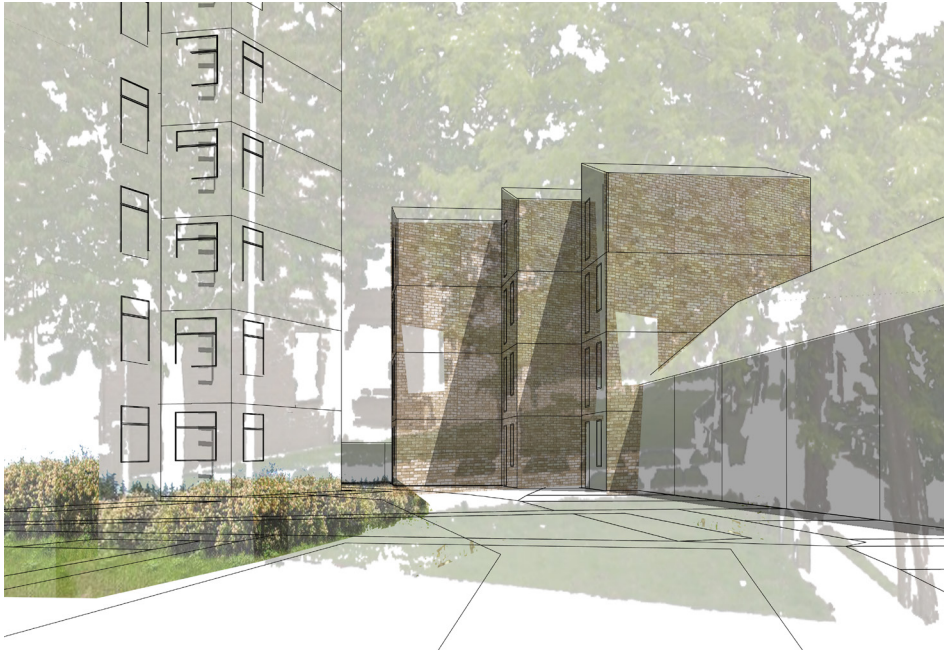
## Refurbishments

### Building Type D - Sharnbrook

- New winter gardens to existing 1 bed flats
- Blown insulation to be considered
- Lighting, Lobbies and reception to be upgraded
- Internal ventilation to be upgraded
- Removal of Existing bin chutes to Sharnbrook be considered
- Lifts to stop at each floor to be considered



View across allotments towards Sharnbrook



View towards new houses at end of Thaxton Road



View towards new Townhouses on Aisgill Square





# Marchbank Road



**New homes**

	1bed	2 bed	3 bed
<b>Max: 29</b>	<b>10</b>	<b>12</b>	<b>7</b>

**Landscape:**

- Communal Gardens to be fob access for residents (separation to be achieved by planting and cycle storage/ sheds)
- New sheds and cycle storage provided
- Public realm landscape to be enhanced with low maintenance natural wild planting and trees.
- Parking and road layout adjusted to suit new housing

**New Buildings:**

**G1+** New 1-2 storey roof extensions to Marchbank maisonettes  
**G2** (Lifts to new roof top flats with bridge connecting)

**K1** - New maisonettes on Marchbank Road (6)  
**K9** - New flats on corner of Marchbank Road and Frankin Sq (3)

**Communal Facilities:**

- Roof gardens to Marchbank maisonettes
- Unused existing garages to be converted to Workspace or other use

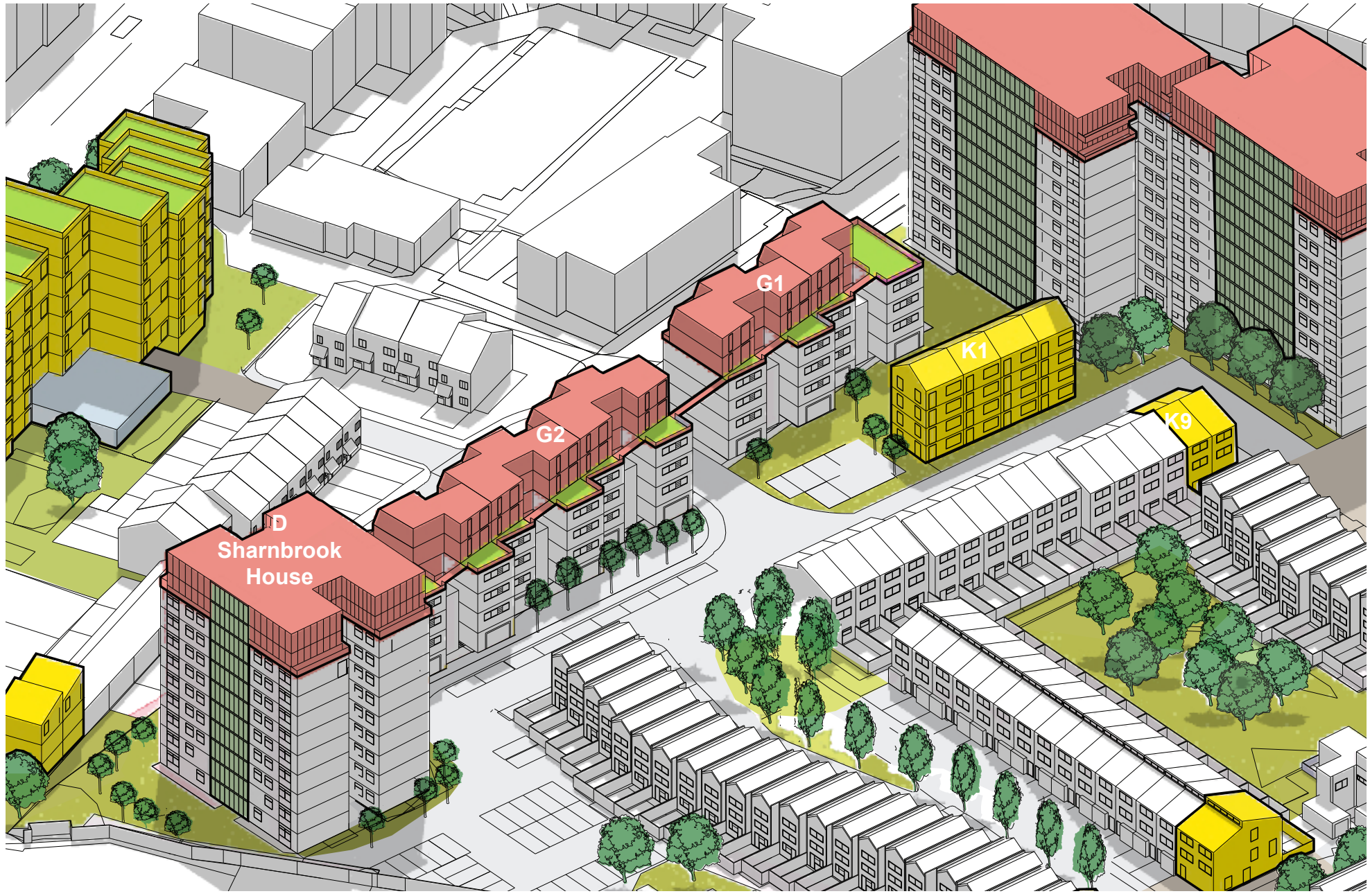
**Environmental Improvements**

- Solar panels to new flat roofs

**Refurbishments**

**Building Type G** - Marchbank Road Maisonettes

- Blown insulation to be considered
- Alterations to Rainwater goods
- Communal Stair cases to be extended where possible to access new roof extensions
- Replace Garage doors



**see Plan 04**



# Lillie Road

**New homes**

	1 bed	2 bed	3 bed	4 bed
<b>Max: 66</b>	<b>0</b>	<b>18</b>	<b>30</b>	<b>18</b>

**Landscape:**

- New urban square to Lillie road
- Improved pedestrian access onto the estate from Lillie road
- Public spaces to rear of blocks to be fob access for residents or community use only.
- New sheds, bins and cycle storage provided
- Public realm and landscape to be enhanced with low maintenance natural wild planting.

**New Buildings:**

**K11** New staggered 5-8 storey blocks of flats and maisonettes arranged around new square on Lillie Road  
Roof gardens for residents.  
Brick clad

**Communal Facilities:**

Communal and/or commercial facilities on part of the ground floor

**Environmental additions**

Solar panels and green roofs to upper roofs

Construction methods for all new builds to be Cross Laminated Timber, Low embodied energy and highly insulated throughout





## Refurbishment strategies

In response to our consultation with the residents on the condition of their existing homes, and how they thought they could be improved, various refurbishment options have been considered.

### External Insulation

We have explored two options for improving the energy performance of the existing buildings.

External insulation and render is expensive and dramatically alters the external appearance and character of the buildings which was seen to be detrimental to the character of the estates.

An alternative to this is to blow insulation into a cavity. Without a detailed survey of all buildings we do not yet know whether they do indeed have a cavity, but for the purposes of this study we are assuming that they do based on knowledge of similar buildings from that period, so propose to do this for the maisonettes.

Given that the existing single family houses already have an existing insulation and cladding system, we are proposing to renew the insulation and re-clad throughout.

### Lifts

Lifts will need to be extended (in the case of the towers) or added to all new buildings with new roof extensions. In some cases these will be accessible to those on the existing buildings, such as in Gibbs Green, but in the case of the North End Road and Marchbank road maisonettes, this will not be possible due to the existing layout. Stairs in all cases will be extended.

### Bin chutes and storage

The bin chutes in the towers were regularly hailed as a problem. Bin chutes are generally not now provided in high rise blocks due to safety and functionality issues, and it is proposed to remove the chutes in the towers and reposition the bins in convenient locations at the exits to the towers.

### Garages

Some are underused, some are already converted to residential use, some - specifically around Ivatt Place - are proposed to be converted for commercial use as workshops or work spaces

Additional refurbishments include improved internal communal areas, improved security and door access, and the addition of ‘winter gardens’ to the 1 bed flats in the towers and the possible addition of balconies to the 2 bed flats.

The decent homes programme works have been done on the estates, so there are no further works needed to upgrade the existing windows, doors and other elements, unless deemed necessary following a more detailed survey.

## Structure, Construction and Materials

It has not been possible at this stage to do a detailed structural survey or obtain structural advice.

As a result our proposals have been based on experience and assumptions based on similar construction techniques in similar projects.

Our Surveyor - RMP - stated that in similar projects with a concrete frame such as we have here in our 4-5 storey buildings and the taller towers, that we can assume that the existing structures would be capable of receiving up to two new floors if the new floors were constructed of lightweight timber frame and lightweight cladding materials.

## New Buildings

New ‘infill’ buildings are currently proposed to be built of a combination of brick outer leaf and a palate of materials used on the existing buildings such as shingles, and weatherboard cladding to communicate with the architecture of the existing estates.

The infill buildings generally reference the form and density of the buildings to which they are adjacent.

All new buildings on top of the existing building (roof extensions) would be constructed of prefabricated SIPs panels (or similar) and clad in zinc roofing material (or equivalent).

The design of all new homes conforms to the current London Design Guide for flat areas and amenities.

The proposals consist of materials and processes with low embodied energy. Longevity is also important and the use of materials with low maintenance is paramount.

# Refurbishment, Construction and Structural Strategies 33



We were asked to explore ways in which the renovated estates could take advantage of new renewable energy sources, as well as exploring ways in which the existing estates might become more 'green'.

#### **Solar Panels**

We are proposing that all new roofs receive solar panels.

We explored the idea of putting solar panels vertically on some of the south facing walls of the towers, but this was deemed not to be viable due to the expense in terms of maintenance, and the low payback rate at this time.

**Ground source heat pumps** were considered but discounted at this stage due to the uncertainty of the manner of their application.

**Thermal Insulation** which has been covered in the Refurbishment section will greatly contribute to improved thermal efficiency of the existing homes.

#### **Ventilation**

Residents have complained of some issues of mould and condensation, particularly in the towers, so we propose to install local electrical extract vents in all of the flats in the towers.

#### **Lighting**

We are proposing improved lighting throughout the estates as part of the new landscape strategy.

#### **CCTV**

Improved and extended CCTV to common areas of the large blocks as well as new CCTV to common areas to the large blocks



## Services and renewable energy strategies



There are currently two community halls serving the two estates; **Gibbs Green Community hall** in the North, and **West Ken Hall** in the south bordering on Lillie Road. There is also a derelict children's centre on Lillie Road.

It was felt that a single larger hall more centrally located in the estate would be a sensible option. The location of the current regeneration office on Mund Street could be a good location as it is easily accessible from both estates, but the current area is only as large as the Gibbs Green hall (approximately 150sqm), so unless we can increase the footprint here it may not be sufficient.

The ground floor of the Lillie Road site would be a good size, but it is on the edge of the site, and so would not be convenient for people located in Gibbs Green. It was also felt that this might be more suited to a more **commercial activity** given its high street location.

An opportunity for a new community hall is being proposed on the ground floor of the new infill block in **Franklin Square**. This is centrally located, and easy to access, and in area (250 sqm) is approximately what the new hall would require.

#### Housing office

While spending time at the ground floor of Fairburn and Churchward, it was felt that the corner ground floor flat at the entrance to the blocks was a poor location for a home, as it was very noisy.

This seemed to be a good location for the Housing office, as it could also double up as the location for concierge.

#### Concierge

It was commonly agreed that the reinstatement of the concierge was an important element in the management of the towers and the estates as a whole providing countless social, communal and managerial services.

## Community Halls, Concierge, Housing Office, Childrens Centre, Garage and Workshop facilities



#### Children's nursery/ day care

Another community space being considered is a smaller (100sqm) space in Ivatt Place. This is located adjacent to the existing (improved) children's play area and the renovated garages/ workshop, and the proposed housing here.

#### Renovation/ change of use of garages

Residents proposed that many of the garages - not being large enough to accommodate contemporary cars, might be put to better use as workshops or commercial office space.

Many of those which are part of the individual houses have already been converted to domestic use. The garages which are part of the maisonettes (North End Road and Marchbank) are not directly linked to a particular home, and many are already rented out as storage space. Those around Ivatt Place are well positioned to take advantage of a more communal or commercial environment



## Communal facilities 35



# Landscape improvements

The estates are located on a strategic biodiversity wildlife corridor running through from the borough of Kensington and Chelsea. This is a key argument for keeping the openness of the estates and enhancing the biodiversity of the landscape and its potential for the encouragement for wildlife as part of a borough wide environmental strategy.

In addition to that overall consideration, residents identified key areas they would like to see improved as part of the project.

In general:

1 - Residents communicated that many of the current green landscape areas were not well used and were poorly maintained. If some of these areas were made 'resident only' and were protected communal gardens, they would be better looked after. New sheds and cycle storage could provide barriers to control entry into these communal areas.

2 - There are opportunities for more imaginative use of the general open areas, with ideas such as wetlands and native species planting, and native habitat play areas, which could be the source of external funding due to its educational potential and community use.

3 - Communal gardens, market gardens and allotments were extremely well liked by residents who felt that these would be a very good place for the community to come together as well as a great use of open areas.

4 - The areas at ground floor in front of the blocks which are occupied by single storey flats would benefit from additional planting to provide privacy and some protection from noise and pollution. Resident would like the parking to be moved away from bedroom windows in particular.

## Allotments

The parking area to the north of Sharnbrook is underused and awkward in shape. We have proposed to convert this into allotments, and provide back gates to the gardens on Aisgill Avenue which back on to this area.

## 'The Green'

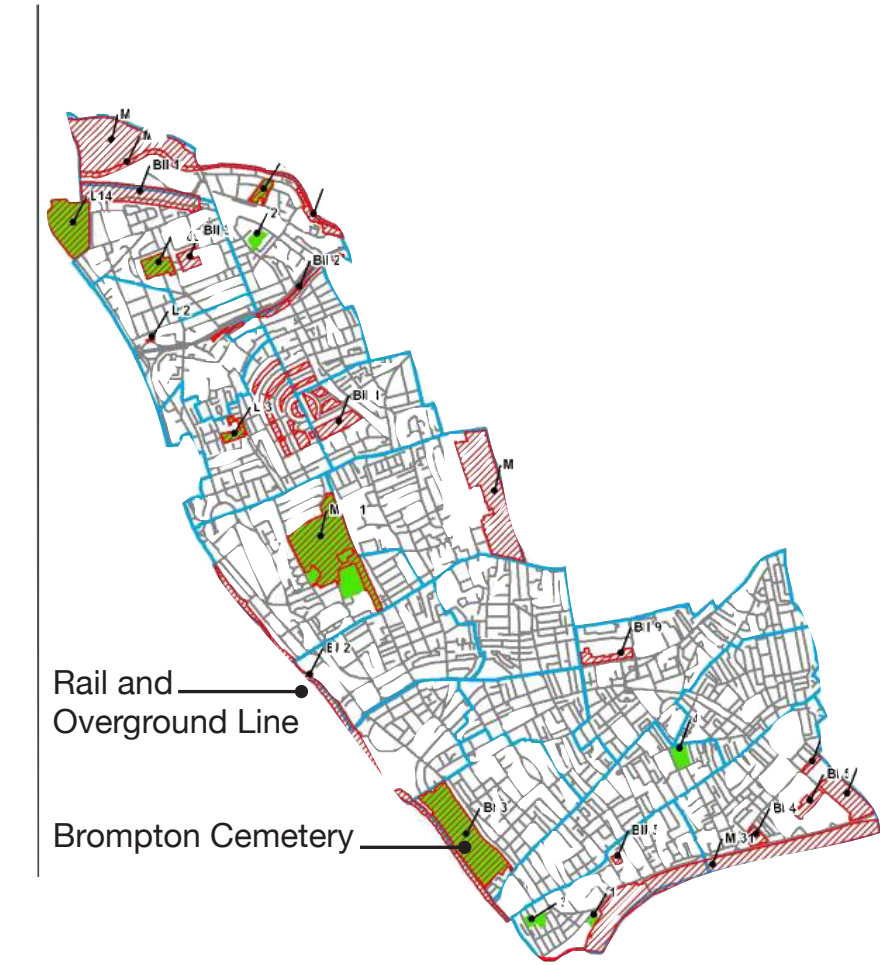
The green area between Franklin Square and Aisgill Avenue was identified

as being a place that was not well used, but had lots of potential as its south facing and not overshadowed. The TRAs have recently obtained a £25,000 grant for this work to commence.

We have proposed to close off the alleyways to the south, and provide back gates and pathways leading from all the gardens which back onto the space, enabling short-cuts from houses on Aisgill Avenue while being more protected.

## Children's' Play

We are proposing to consolidate in the centre of the estates the children's play areas which are currently dispersed through the estates. This will encourage the creation of a community spirit and ensure better overseeing of all children of all ages in one place.



Kensington and Chelsea Biodiversity Map

## Biodiversity

Loggeries (below) provide play-space and a habitat for Stag Beetles, which have been identified as a key conservation species for London. Urban Community Orchards - as potentially proposed in 'The Green' behind Franklin Square, have been commissioned at Robin Hood Gardens and estates in Hackney, Lambeth, Islington, Haringey and Newham.

In their 2010-15 Biodiversity action plan Kensington and Chelsea Council identify Brompton Cemetery and the rail line that passes WKGG estates as key locations for natural habitats in the borough. The estates' proximity to the train line could forward the argument that a wild planting strategy would increase the biodiversity of both Kensington and Chelsea and Hammersmith and Fulham.



## Parking

Parking and car use throughout the estate was heavily discussed. Various concerns were voiced, including that parking was not adequately enforced meaning that non-residents were occupying spaces leaving residents unable to park. Possible options such as fob controlled car entry into the estates were discussed, but until we have a more accurate understanding of the issues, it was felt that this was a management issue to be considered further as part of the ownership and management proposals for the estates.

# Landscape improvement strategies



## Planning and statutory considerations

In producing proposals for both new homes and improvements to the estates, consideration has been given to LBHF Core Strategy, Development Management Local Plan and the Earls Court and West Kensington Opportunity Area Joint SPD.

The scheme places an emphasis on sustainability in that it seeks to maintain good quality existing housing which has had significant levels of recent investment in improvements, and some of which is less than 20 years old. In line with the Local Plan it also seeks to maximise housing on the site, through proposals for additional homes, without the loss of existing housing.

Particular planning matters addressed at this stage are as follows:

- **Affordable Housing.** Draft local plan consultation sets a target of 40% Affordable Housing. This is achieved in the proposal that 253 new homes should be constructed of which 100 are affordable units. This is composed of 70 social rent and 30 shared ownership units (with the possibility of additional starter homes in the proposals for market sales units). The social rented units include 18 large family houses with private garden space. There is also specific provision for ground floor elderly housing units. The shared ownership homes are predominantly 1 and 2 bed units to achieve affordability (as would be any additional starter homes).
- **Play space.** The existing provision involves some re-location to better positions in the estates and includes improved facilities.
- **Landscaping.** The scheme maximizes the greening of the estates with additional planting, allotments, communal gardens and greenhouses (See “Landscape Improvement Strategies”)
- **Parking.** The intention is to achieve much better control of parking areas across the estates to restrict non-resident parking. This will release more of the current parking space for residents



and limit the need for any additional parking areas arising from the new housing developments.

- **Right to light, overlooking and privacy.** All current proposals endeavour to ensure that the right to light and privacy of any existing homes either on the estates or in adjacent properties are not affected.

Formal planning advice will be required in taking the proposals forward in more detail. This will facilitate a pre-planning application and meeting.

## Planning and statutory considerations



New Buildings

	Type	Name	description	tenure	floors max incl Ground	home type	average sqm/ floor	average flat size	total gross floor area max	total additional homes	requirements	renewable energies and additional notes
										max		
Extensions to blocks												
panel 1	Building type											
	A	Gibbs Green										
	A0	Beaumont Crescent	refurb only									solar panels on roof. Solar hot water
	A1	Gibbs Green nos	roof extension		2	2 bed flats	190	70	380	4	new lift + deck access	solar panels on roof. Solar hot water
	A1.1		infill		7	GF 1 bed flat + 3-4 bed maisonette	50	90	350	5		solar panels on roof. Solar hot water
	A1.2		infill		7	2-3 bed flats and 2 bed maisonettse	180	80	1260	14		solar panels on roof. Solar hot water
	A2	Gibbs Green nos	roof extension		2	2 bed flats	350	70	700	8		new lift +deck
	A2.1		Infill		7	2 bed maisonette (ground no flat)	44	74	308	3	solar panels on roof. Solar hot water	
	A2.2				7	1 bed GF +3-4 bed maisonettes + 2 bed flats or maisonettes	55	90	385	5		
	A3, 4, 5		roof extension		2	On top 2 bed flats or 2 bed maisonettes	975	70	1950	21	new lift + deck access	
	A5.1		Infill		6	3 bed maisonettes	100	90	600	6		none?
	A6	GIBBS GREEN	roof extension		2	1 and 2 bed	350	70	700	8		74
	SUB TOTAL -											
	B		N/A									
3	C1.1	Fairburn Extended	Infill		5	3 bed maisonettes + 2 no 1 bed flats	140	85	700	8	no lift	
3	C1	Fairburn	roof extension		2	1 and 2 bed	610	65	1360	16	lift extended	roof garden- excluded solar panels on roof. Solar hot water.
3	C2	Churchward	roof extension		2	1 and 2 bed	610	65	1360	16	lift extended	roof garden- excluded solar panels on roof. Solar hot water. Solar wall.
SUB TOTAL -		Fairburn and Churchward									40	
9	C3	Lickey	roof extension		2	1 and 2 bed	610	65	1360	16	lift extended	roof garden- excluded solar panels on roof. Solar hot water.
9	C4	Desborough	roof extension		2	1 and 2 bed	610	65	1360	16	lift extended	roof garden- excluded solar panels on roof. Solar hot water. Solar wall.
6	C3.1	Franklin square 1	infill in square adjacent to tower		5	2 bed	250	70	1250	12		
6	C3.2	Franklin square 2			6	2 bed	86	80	516	6		
SUB TOTAL -		Lickey and Desborough									50	
8	D	Sharnbrook	roof extension		2	1 and 2 bed	450	65	900	12	lift extended	roof garden exculded solar panels on roof. Solar hot water
8	K10	behind thaxton/ sharnbrook	2 no 3 bed houses		3	3-4 bed house	90	135	270	2		
8	K7	the square - Aisgill ave	3 bed house			3 bed house	68	102	204	2		
8	K8	The square Aisgill	3 town houses		3	3-4 bed	150	150	450	3		
SUB TOTAL -											19	
4	E1	North End Road - North	roof extension		2	1 and 2 bed	585	70	1170	16	new lift	green roofs/ deck access for lift - probably only viable if 2 additional
4	E2	North End Road - South	roof extension		2	1 and 2 bed	300	70	600	8	new lift	
5	K2	Ivatt Place	single story housing and one townhouse		3		450	60	450	8		
SUB TOTAL -											32	
	F	N/A refurb only										
11	G1	Marchbank West	roof extension		2	1 and 2 bed	250	60	500	8	new lift - deck access	probably not viable unless 2 floors roof terrace on each end
11	G2	Marchbank East	roof extension		2	1 and 2 bed	360	60	720	12	new lift - deck access	probably not viable unless 2 floors roof terrace on end
9	K1	Marchbank	6 maisonettes		4	2-3 bed	150	90	600	6		
9	K9	Marchbank corner	3 no 2 bed flats		3	2 bed	77	77	231	3		
SUB TOTAL -											29	
	H	N/A refurb only										
	J	N/A refurb only										

Infill Housing

	Type	Name	description	tenure	floors max incl Ground	home type	average sqm/ floor	average flat size	total gross floor area max	total additional homes	requirements	renewable energies and additional notes
8	K3	Bellamy Close	townhouses or maisonettes		3		250	94	750	8		4 large townhouses or 8 maisonettes
8	K4	Stanier Close	mixed		4		180	120	600	5		1 single story house
8	K5	Stanier cl 2	3 bed house			3 bed	52	150	156	1		
8	K6	Stainer Square and bellamy cl	2 and 3 bed house		3	3 bed	131	130	393	3		
UB TOTAL -												
12	K11	Lillie Road	New flats beside and on top of commercial space	mostly private sale?	4 to8	2, 3 and bed flats	931	86	5504	66	17 66 lift and stair cores (circulation not incl in areas	accessible green roofs
total new build Housing floor area									28037	327		

Community spaces

12	Z1	Lillie road	commercial			350
	Z2	Mund Street	OR FRANKLIN SQ			250
	Z3	Housing office + concieirge	Convert ground floor flat			70
	Z4	youth club/day care/ elderly/ nursetry				100
	Z5	sheds/ cycle				50
	Z6	Green house and allotments				50
	Z7	green house				20
	Z8	sheds/ cycle storage/ recycling areas				
	Z9	Ground floor - franklin sq	OR mund st			250
total new build community floor area						890

Landscape areas improvements

1	LA1	Gibbs Green play	play spaces and carparking, trees
5	LA2	Ivatt Place play area	new ball court and play space trees
6	LA3	Franklin Sq	social landscaping
8	LA4	elderly area	herb gardens and accessible planting
8	LA5	The Green	orchard and community gardens+ greenhouse/shed
	LA6	ball court	rough play
9	LA7	Sharnbrook car park	allotments + greenhouse



## WESTKEN/GIBBS GREEN - INITIAL VALUATION APRAISAL

ITEM	REF	Type	Size	Rate Per sqm	Base Figure	Min Units	Total	Max Units	Total
1	A1	New flats in roof of extension- 2 bed	70m <sup>2</sup>	8,000	560,000	2	1,120,000	4	2,240,000
2	A1.1	New block of 2/3 bed flats	80m <sup>2</sup> (av)	8,250	660,000	3	3,300,000	7	4,620,000
3	A1.2	New block of 2/3 bed flats	80m <sup>2</sup> (av)	8,250	660,000	8	5,280,000	12	7,920,000
4	A2	New flats in roof of extension- 2 bed	70m <sup>2</sup>	8,000	560,000	4	2,240,000	8	4,480,000
5	A2.1	New block of 1 bed flats	40m <sup>2</sup>	8,500	340,000	5	1,700,000	7	2,380,000
6	A2.2	New block of 3 bed flats	85m <sup>2</sup>	8,250	701,250	2	1,402,300	3	2,103,750
7	A3	New flats in roof of extension- 1 bed	40m <sup>2</sup>	8,400	336,000	3	1,008,000	5	1,680,000
8	A4	New flats in roof of extension- 2 bed	70m <sup>2</sup>	8,000	560,000	6	3,360,000	10	5,600,000
9	A5	New flats in roof of extension- 3 bed	85m <sup>2</sup>	8,000	680,000	6	4,080,000	10	6,800,000
10	A6	New flats in roof of extension- 2 bed	70m <sup>2</sup>	8,000	560,000	5	2,800,000	10	5,600,000
11	C1.1	New block of flats 2 bed	70m <sup>2</sup>	8,250	577,500	4	2,310,000	8	4,620,000
12	C1	New flats in roof of extension- 1 or 2 bed	60m <sup>2</sup>	8,000	480,000	7	3,360,000	12	5,760,000
13	C2	New flats in roof of extension- 1 or 2 bed	60m <sup>2</sup> (av)	8,000	480,000	7	3,360,000	12	5,760,000
14	C3	New flats in roof of extension- 1 or 2 bed	60m <sup>2</sup> (av)	8,000	480,000	7	3,360,000	12	5,760,000
15	C4	New flats in roof of extension- 1 or 2 bed	60m <sup>2</sup> (av)	8,000	480,000	7	3,360,000	12	5,760,000
16	C5.1	New block flats 2 bed	70m <sup>2</sup>	8,250	577,500	12	6,930,000	12	6,930,000
17	C3.2	New block flats 1 bed	40m <sup>2</sup>	8,500	340,000	4	1,360,000	6	2,040,000
18	D	New flats in roof extension 1 or 2 bed	60m <sup>2</sup> (av)	8,000	480,000	5	2,400,000	8	3,840,000
19	K10	2x3 bed houses	90m <sup>2</sup>	9,000	810,000	2	1,620,000	2	1,620,000
20	K7	2x3 bed houses	100m <sup>2</sup>	9,000	900,000	2	1,800,000	2	1,800,000
21	K8	3x4 bed town houses	150m <sup>2</sup>	9,000	1,350,000	3	4,050,000	3	4,050,000
22	E1	New flats in roof of extension- 1 bed	50m <sup>2</sup>	8,400	420,000	8	3,360,000	16	6,720,000
23	E2	New flats in roof of extension- 1 bed	50m <sup>2</sup>	8,400	420,000	4	1,680,000	8	3,360,000
24	K2	Single storey housing	60m <sup>2</sup>	9,000	720,000	6	4,320,000	6	4,320,000
25		1 town house	90m <sup>2</sup>	9,000	810,000	1	810,000	1	810,000
26	G1	New flats in roof of extension- 1 bed	50m <sup>2</sup>	8,400	420,000	5	2,100,000	10	4,200,000
27	G2	New flats in roof of extension- 1 bed	50m <sup>2</sup>	8,400	420,000	8	3,360,000	16	6,720,000
28	K1	6x2 bed Masionettes	75m <sup>2</sup>	8,500	637,500	6	3,825,000	6	3,825,000
29	K9	3x2 bed house	70m <sup>2</sup>	8,500	595,000	3	1,785,000	3	1,785,000
30	K3	3x2 bed house	120m <sup>2</sup>	9,000	108,000	3	3,240,000	3	3,240,000
31	K4	3x2 bed house	120m <sup>2</sup>	9,000	1,080,000	3	3,240,000	3	3,240,000
32	K5	3 bed house	130m <sup>2</sup>	9,000	1,170,000	1	1,170,000	1	1,170,000
33	K6	3 bed house	120m <sup>2</sup>	9,000	1,080,000	2	2,160,000	3	3,240,000
34	K11	New block of flats -1,2 & 3 bed	70m <sup>2</sup> (av)	10,000	700,000	55	38,500,000	59	41,300,000

129,750,300

175,293,750

### Note

Adjustments have been made to the number and mix of new homes in the cost plan since the initial valuation appraisal.



The model showing the possible improvements and new homes to the two estates.





In undertaking this feasibility study, the WKGGCH Board set out a number of principles as a starting point:

- The feasibility study should explore the potential for new homes and improvements to the estates, without demolition of existing homes.
- All residents should see some benefits from the proposals that emerge from the study.
- New homes should provide the opportunity for tenants who are overcrowded to be rehoused on the estates on the same social rents. There should also be provision for those households who want to “down-size”, particularly elderly tenants.
- There should be home ownership opportunities for local residents and family members through the provision of shared ownership and “starter homes”.
- Market sales should provide the proceeds to assist substantially with resourcing the rest of the improvements and new homes prioritised.

The scheme that has been devised through working with the residents adheres to these principles. Indeed, it became very clear at the “launch” of the feasibility study (“The Peoples Plan”) that there was considerable enthusiasm amongst residents across the estates for proposals that could result in new homes and improvements without the loss of their homes. This was reflected in the way that some residents took on responsibility for presenting and explaining proposals in design workshops and the exhibition in December 2015.

As a feasibility study there’s clearly a lot that will need to be worked up in more detail in the coming months. At this stage it is a set of design ideas based on residents’ views that have gained widespread support. The specific proposals of building additional homes and a variety of improvement works to both the buildings and their surroundings have been professionally costed. A view has also

been obtained of the commercial values of the new homes created. The proposals will need to be tested further through obtaining a stock condition survey and structural engineering advice. Once these additional studies have been undertaken and the results incorporated in a subsequent design exercise, the next stage would be to progress to the submission of a pre-planning application.

The outcome of the study demonstrates the potential for significant numbers of new homes to be built, taking the estates from 760 homes to over 1,000. Some of this is through careful use of “infill” sites, especially on underused pieces of land or through the relocation of community facilities. There is also scope for additional homes on top of existing blocks, particularly through the use of lightweight construction.

Consultation with residents has indicated some of the priorities for improvements to existing homes and in communal areas around the estates. These should benefit everybody on the estates and have a significant impact in improving the quality of life for all residents regardless of whether works are carried out to their particular homes. Thanks to the substantial investment over the last 20 years in renewing windows, front doors, heating, lifts, kitchens and bathrooms the level of investment required is not on a scale that might otherwise have been needed. This further vindicates the view of so many residents that these are not estates that need to be demolished because of their condition or lack of amenities.

The initial appraisal of land values has indicated that there is the means through developing market sales in various locations around the estates to generate significant funds towards the costs of the other works proposed. Furthermore, the new-build proposals achieve at least 40% affordable housing, including shared ownership. There is the possibility of increasing this further through the inclusion of starter homes.

Finally, although there is more work to be done on detailing the proposals in this report, it is apparent that they are deliverable, carry residents’ support and are achievable within a 5-year period from commencement of works.

## Conclusions



